

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Robert P. Goe - State Bar No. 173019 GOE FORSYTHE & HODGES LLP 18101 Von Karman Avenue, Suite 1200 Irvine, CA 92612 Telephone: (949) 798-2460 / Fax: (949) 955-9437 rgoe@goeforlaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Richard A. Marshack, Chapter 7 Trustee</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>			
<p>In re:</p> <p>ALAIN AZOULAY,</p> <p>Debtor(s).</p>		<p>CASE NO.: 8:19-bk-11550-TA CHAPTER: 7</p> <p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 12/17/2019	Time: 11:00 am
Location: 411 West Fourth Street, Courtroom 5B, Santa Ana, CA 92701	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 12/03/2019

Description of property to be sold:

Single family property located at 327 Salta Verde Point, Long Beach, CA 90803 (APN 7242-028-104) ("Property")

Terms and conditions of sale:

Property will be sold "as is" without representations or warranties of any kind, expressed or implied, concerning the condition of the Property, the quality of title thereto, or any other matters relating to the Property.

Proposed sale price: \$ 1,350,000.00

Overbid procedure (if any):

Potential overbidders must bid at least \$10,000 greater than the Buyers' original bid of \$1,350,000 or \$1,360,000. Minimum bid increments thereafter shall be \$1,000.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

December 17, 2019 at 11:00 a.m.
411 West Fourth Street
Courtroom 5B
Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Robert P. Goe, Esq.
GOE FORSYTHE & HODGES LLP
18101 Von Karman Avenue, Suite 1200
Irvine, CA 92612
T: (949) 798-2460 / F: (949) 955-9437
rgoe@goeforlaw.com

Date: 11/26/2019

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
18101 Von Karman Avenue, Suite 1200, Irvine, CA 92612

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 11/26/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 11/26/2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 11/26/2019, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Honorable Theodor C. Albert, USBC, 411 West Fourth Street, Santa Ana, CA 92701

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

11/26/2019
Date

Susan C. Stein
Printed Name

/s/Susan C. Stein
Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- **Frank Cadigan** frank.cadigan@usdoj.gov
- **Dana M Douglas** dmddouglas@hotmail.com
- **Robert P Goe** kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com
- **Edward W Hess** ed_hess@pacbell.net, fsoriano@pacbell.net
- **Nancy L Lee** bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com
- **Richard A Marshack (TR)** pkraus@marshackhays.com, rmarshack@iq7technology.com
- **United States Trustee (SA)** ustpregion16.sa.ecf@usdoj.gov

SERVED BY UNITED STATES MAIL:

<u>Via Certified Mail:</u> Brian T. Moynihan, CEO Bank of America, N.A. 100 N. Tryon Street, Ste. 170 Charlotte, NC 28202-4024	<u>Via Certified Mail:</u> Bank of America, N.A. c/o CT Corporation System, Agent for Service 818 W. Seventh St., Ste. 930 Los Angeles, CA 90017
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Lienholders

Spinnaker Bay Homeowners Association Manju Lal, Managing Agent 306 East Bay Drive, Unit B Newport Beach, CA 92661	Spinnaker Bay Homeowners Association, Inc. c/o The Law Offices of Edward W. Hess, Jr. 601 N. Parkcenter Dr., Ste. 107-108 Santa Ana, CA 92705
Spinnaker Bay Homeowners Association, Inc. c/o The Law Offices of Edward W. Hess, Jr. 550 Parkcenter Dr., Ste. 105 Santa Ana, CA 92705	The Linton Family LLC c/o Francis O'Brian & Sons Publishing Co., Inc., Registered Agent 2050 S. Magic Way, #295 Henderson, NV 89002
Paul W. Wylie, Trustee of Urban Coyotes Living Trust Dated July 1, 2001 and Linton Family LLC c/o Richard M. Hoefflin, Esq. Hoefflin Burrows, a Law Corporation 2659 Townsgate Rd., Ste. 232 Westlake Village, CA 91361-2756	Linda M. Linton, Manager Steven M. Linton, Manager The Linton Family Trust, LLC c/o Francis O'Brian & Sons Publishing Co., Inc., Registered Agent 2050 S. Magic Way, #295 Henderson, NV 89002
Midland Funding LLC Gregory Call, Secretary 350 Camino de la Reina, Ste. 300 San Diego, CA 92108	Cach, LLC Resurgent Capital Service PO Box 10587 Greenville, SC 29603-0587
	Cach, LLC / Wells Fargo Bank c/o Mandarich Law Group, LLP 9200 Oakdale Avenue, Ste. 601 Chatsworth, CA 91311-6513

In re Alain Azoulay
U.S B.C. 8:19-bk-11550-TA

Debtor
Alain Azoulay
34042 Crystal Lantern
Dana Point, CA 92629-2617

United States Trustee
United States Trustee (SA)
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4500

Chapter 7 Trustee
Richard A Marshack (TR)
Marshack Hays LLP
870 Roosevelt
Irvine, CA 92620-3663

Debtor's Counsel
Dana M Douglas
11024 Balboa Blvd #431
Granada Hills, CA 91344-5007

CREDITORS

BANK OF AMERICA, N.A.
C/O McCarthy & Holthus, LLP
411 Ivy Street
San Diego, CA 92101-2108

Spinnaker Bay of Long Beach Home
Owners Corp
c/o Law Offices of Edward W. Hess, Jr
550 Parkcenter Drive, Suite 105
Santa Ana, Ca 92705-3529

A Banfield Pet Hospital
PO Box 64378
Silver Bay, MN 55614

Account Management Services
6101 Ball Rd., Ste. 207
Cypress, CA 90630-3965

American Express
PO Box 7871
Fort Lauderdale, FL 33329-0000

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern PA 19355-0701

Bank of America
100 N. Tryon St.
Charlotte, NC 28202-4024

Beverly Radiology Med. Group
PO Box 101418
Pasadena, CA 91189-1418

CA Franchise Tax Board
ATTN: Bankruptcy Dept.MS: A-340
PO Box 2952
Sacramento, CA 95812-2952

CACH, LLC Resurgent Capital Services
PO BOX 10587
Greenville, SC 29603-0587

CMRE 877-572-7555
3075 E Imperial Hwy.
Brea, CA 92821-6733

Carson, McBeath, Boswell So.
Coast Retina Center
4300 Long Beach Blvd. #300
Long Beach, CA 90807-2008

County of Orange
P.O. Box 4515
Santa Ana, CA 92702-4515
Attn: Bankruptcy Unit

Dana M Douglas Attorney at Law
4712 Admiralty Way #1001
Marina del Rey, CA 90292-6905

Endocrinology & Diabetes Spclty Grp
3300 E. South St. #103
Long Beach, CA 90805-4582

FCBS Inc. For CF Medical LLC
Lower Keys Med.
330 S. Warminster Rd., Ste. 353
Hatboro, PA 19040-3433

Franchise Tax Board Bankruptcy Section
A340
PO Box 2952
Sacramento CA 95812-2952

Fidelity Creditor Svcs.
441 N. Varney St.
Burbank, CA 91502-1733

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

Los Angeles County Treasurer And Tax
Collector - Attn Bankruptcy Unit
PO Box 54110
Los Angeles CA 90054-0110

M. Leonard & Assocs.
14520 Erwin St.
Van Nuys, CA 91411-2340

MCM Midland Credit Mgmt., Inc.
For FIA Card Services, N.A.
2365 Northside Dr., Ste. 300
San Diego, CA 92108-2709

Mandarich Law Group, LLP For Cache,
LLC/Wells Fargo Bank
9200 Oakdale Ave., Ste. 601
Chatsworth, CA 91311-6513

Medicredit, Inc.
PO Box 1629
Maryland Heights, MO 63043-0629

Orange County Treas-Tax Collector
PO Box 1438
Santa Ana, CA 92702-1438

Progressive Management System
1521 W. Cameron Ave., 1st Flr
West Covina, CA 91790-2738

Quest Diagnostics
PO Box 7306
Hollister, MO 65673-7306

Retina Associates Med. Group
436 S. Glassell St.
Orange, CA 92866-1906

Smetko, Carl
720 N Tustin Ave #102
Santa Ana, CA 92705-3606

Spinnaker Bay of Long Beach
Home Owners Corp
550 Parkcenter Dr., Suite 105
Santa Ana, CA 92705-3529

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c/o Law Office of Edward Hess
601 N. Parkcenter Dr., Ste. 107-8
Santa Ana, CA 92705-3522

Verizon by American InfoSource as agent
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Houston, TX 77210-4457

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PO Box 14517
Des Moines, IA 50306-3517

WF PLL
PO Box 94435
Albuquerque, NM 87199-4435

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